



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON, MA 02133-1054

DAVID F. DECOSTE  
STATE REPRESENTATIVE  
5<sup>TH</sup> PLYMOUTH DISTRICT

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TOWN CLERK, ROCKLAND  
FEB 15 '22 PM 1:13

September 24, 2020

Katherine Racer  
Associate Director  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

Dear Kate:

**SUBJECT:** Recommendation of Approval for Proposed Senior Affordable Housing  
Property Name: Schoolhouse Apartments Rockland  
Location: Rockland, MA

Please accept this letter of support for the proposed conversion of the historic Holy Family School in downtown Rockland, Massachusetts to 27 units of new, 100% affordability-restricted, rental apartments for low-income senior citizens, using state Department of Housing and Community Development (DHCD) and federal resources. The proposed Developer, Connolly and Partners, LLC, of Braintree, Massachusetts, has just recently executed a site control agreement with the seller, the Roman Catholic Archdiocese of Boston, and intends to schedule a virtual Concept Meeting soon with your office to discuss their proposal further.

Connolly and Partners' prior local success in implementing the substantial rehabilitation and restructuring of Spring Gate Apartments, a formerly distressed family rent-assisted project in Rockland, in 2010, have already impressed the Town of Rockland. We look forward to similar success with this proposal to repurpose this historic local building to a new public use as affordable housing for low-income seniors.

We have been notified by the developer they hope to fund this project with an allocation of 9% federal Low Income Housing Tax Credits (LIHTCs), as well as both federal and state, Historic Tax Credits (HTCs) and that the project will result in an estimated \$8 million community development effort. We have also been made aware by the developer that they intend to execute the state's "in-perpetuity" affordability restrictions to ensure the project remain a community resource for not only the minimum required 30-years, but forever, so that the building may serve generations of low income seniors to come.

As you are aware, the federal government, in cooperation with state authorities, has set-aside certain specific neighborhoods in Massachusetts for priority economic development with their designation as, "Opportunity Zones". Please be aware that the project is located within such a zone. We are therefore hoping this special federal/state status will enhance the applicant's chances of success in gaining your office's future approval of their forthcoming One-Stop funding application.

I look forward to hearing of Connolly and Partners future efforts in developing the new, "Schoolhouse Apartments Rockland" as quality, affordable, rental housing for low income seniors and am pleased to offer my support for this proposal.

Please feel free to contact my office directly at 617-722-2460 or david.decoste@mahouse.gov with any questions.

Sincerely,

Representative David DeCoste